

Camp Roberts Real Property Development Plan Long-Range Component

FACILITY CONDITION ASSESSMENT

INTRODUCTION

Installation capability is defined by many physical parameters. Clearly, the most visible manifestations of installation capability are the existing facilities. The facilities are the primary factor that define capability in terms of direct support to the assigned force and missions. The existing buildings that are used to provide training, training support, and installation support, such as operations buildings, training classrooms and support facilities, public works, vehicle and aircraft maintenance facilities, warehousing, ammunition storage, administration, housing (billets, barracks, and chargeable billets), dining facilities, and community facilities form a matrix of installation capabilities that defines the overall ability of the post to support its mission. For this reason, it is instructive to examine the condition of the existing facilities to ascertain their suitability to provide future mission capabilities. Factors that impact the facilities include physical condition (repair), construction type / lifecycle, age, currency, compatibility with present-day criteria and requirements, balance of permanent facilities versus requirements, and reuse potential.

The facility condition assessment establishes a baseline for the facility disposition and project programming actions that are included within the Camp Roberts long-range development plan included within the Real Property Development Plan (RPDP) document.

BUILDINGS

Maneuver Training Center (MTC) Camp Roberts provides training support (billeting, classrooms, unit administration / storage, vehicle maintenance, personnel support, and recreation) within the main cantonment area of the installation. The Camp Roberts cantonment is divided into blocks (1000, 2000, 3000, 4000, 5000, 6000, and 7000) that define the functional training support compounds. The number blocks form an essentially modular development pattern throughout much of the cantonment. The blocks contain the basic training facilities including battalion headquarters (HQ), company HQ, unit supply, billets, dining, and unaccompanied personnel housing (UPH). In addition to the battalion blocks, the main cantonment also contains the Regional Training Site-Maintenance (RTS-M) campus, the Directorate of Logistics (DOL) warehousing complex, the Post Headquarters buildings, miscellaneous installation support capabilities, and the community support core facilities that are located near the main gate.

The East Garrison contains training areas, the remnants of a small cantonment area, the Camp Roberts Army Airfield, and the Camp Roberts Mobilization and Training Equipment Site (MATES). The airfield supports several small, temporary facilities that provide rudimentary support to the aviation units training at Camp Roberts. The MATES complex constitutes a highly capable and modern group of maintenance facilities that will support the Camp Roberts training mission well into the future.



Photo 1
TYPICAL BATTALION BLOCK DEFINES THE
CANTONMENT DEVELOPMENT PATTERN

The need for a comprehensive redevelopment of the cantonment is evident when the age and condition of the existing facilities are considered. The majority of the cantonment facilities at Camp Roberts are of World War II vintage; most of these facilities were constructed in 1941. As can be seen from the photo below, the condition of these “woodies” can only charitably be considered deteriorated. Therefore, a comprehensive redevelopment will be needed to carry the installation into the 21st century.



Photo 2
DETERIORATED WORLD WAR II VINTAGE FACILITIES

In addition, the existing training facilities cannot support modern capabilities and are not in compliance with current criteria for major training areas. The open-bay barracks and older billeting and unit support buildings do not fit the current type(s) of structures that are specific to today’s training modes and requirements, i.e., annual training (AT) barracks, company / battalion

/ brigade administration, UPH, unaccompanied officers quarters (UOQ), dining hall, shipping / receiving building, etc. The old style of development within the cantonment is characteristic of the World War II mobilization site and was not intended as a permanent capital investment. The only relative modern training facility within the cantonment is the Regional Training Site-Maintenance facility, building 6428, constructed in 1990.



Photo 3
RTS-M IS A MODERN, CAPABLE TRAINING FACILITY



Photo 4
CAMP ROBERTS MATES EXEMPLIFIES MODERN
MAINTENANCE CAPABILITIES



Photo 5
ORGANIZATIONAL MAINTENANCE SHOP (OMS) #21 HOUSED
IN SUBSTANDARD FACILITIES

CONSTRUCTION TYPES

Real property is classified by construction type: permanent, semipermanent, or temporary. The classification is based on the intended lifespan at the time of construction. Permanent facilities are designed with a lifespan between 30 and 60 years, depending on the type of facility. Semipermanent facilities are intended to last between 5 and 30 years by design. Temporary facilities are classified as having a design lifespan of less than 5 years. The measure of lifespan is one important method of determining whether the existing facility base is capable of supporting future missions. For example, an installation that contains a major percentage of temporary facilities is not truly mission capable and will require major capital investments and facility replacements.

Permanent assets are generally the only assets that can be used to offset facility requirements and deficiencies as calculated in the Tabulation of Existing and Required Facilities (TAB). Therefore, permanent assets are primarily relevant and worthy of closer examination. It is also likely that the permanent facilities are the only facilities that will be retained in the long-range development plan stipulated within the RPDP.

At Camp Roberts, the existing construction types are distributed as follows:

Table 1
SUMMARY OF CONSTRUCTION TYPES

Construction Type	Number	Area (Square Feet)	Percentage
Permanent	123	399,782 SF	10.4
Semipermanent	216	807,161 SF	21.0
Temporary	703	2,637,491 SF	68.6
TOTAL	1042	3,844,434 SF	100

INSTALLATION STATUS REPORT (ISR)

A second measure of facility quality is provided by the facility inspection and condition evaluation process summarized within the Installation Status Report (ISR).

The ISR evaluates the suitability and readiness of existing real property assets to support their assigned functions. The ISR building condition codes are rated 'G' for Green, 'A' for Amber, and 'R' for Red, with a 'G' corresponding to a very good condition and 'R' denoting significant deficiencies. The purpose of the ISR is to provide installation real property managers with a quick means of evaluating the readiness and usability of existing facilities to support assigned functions. The following table lists the facilities that were rated in the most recent ISR survey.

Table 2
ISR SUMMARY

ISR Rating	Number of Facilities	Area (Square Feet)	Percentage
Green	36	209,566 SF	17.85
Amber	230	886,735 SF	75.52
Red	26	77,849 SF	6.63
TOTAL	292	1,174,150 SF	100
Unrated	752	2,670,318 SF	NA

EXISTING FACILITIES SUMMARY

The following table summarizes the existing Camp Roberts facilities by facility category group (FCG), type of construction, and ISR rating. The table includes only those facilities that are analyzed in the TAB.

Table 3
CAMP ROBERTS FACILITIES BY FACILITY CATEGORY GROUP

Facility Category Group	Description	Facility Number / Aggregate Number of Facilities	Year Built	Total Area	Type of Const ^b	ISR Rating ^a
F11110	Runways, Fixed Wing	RW006	1985	27,333 SY	1-P	1-A
F11120	Runways, Rotary Wing	RW001, RW002, RW003	1964	32,615 SY	3-P	3-A
F11210	Taxiways, Fixed Wing	00302	1941	3,830 SY	S	A
F11220	Taxiways, Rotary	RW004	1964	4,500 SY	P	A
F11310	Parking, Fixed Wing	00303	1941	4,151 SY	S	A
F11320	Parking, Rotary Wing	RW005	1964	13,200 SY	P	A
F11340	Access Aprons, Hangar	00306	1941	3,744 SY	S	A
F11350	Holding Aprons, Aircraft	00307	1941	4,308 SY	S	A
F11370	Wash Aprons, Aircraft	00308	1941	2,750 SY	S	A
F12450	Land Vehicle Fuel Storage	25015	1992	140,000 GA	P	G
F12482	LP Gas Storage	00930, 06034, 27019	1941	7,159 GA	3-P	NR
F13115	Information Systems Facility	T6025, 00208	1941, 1980	4,354 SF	1-T 1-P	1-NR 1-G
F13300	Navigational Aids, Buildings, Air	27160	1941	34 SF	S	A
F14110	Airfield Operations Building	27160	1941	1,400 SF	1-S 1-T	1-A 1-NR

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F14113	Operations Support Building	T0973, T1019, T1721, T7042, 27126	1941	1,486 SF	5-T	5-NR
F14129	Training Aids Support Center	00821, 00832, 00833, T3065	1994	35,980 SF	3-P 1-T	3-G 1-NR
F14161	EOC / SCIF Facility	00301	1941	4,784 SF	S	A
F14182	HQ Building, Brigade	04007, 05008, 05016, T1007, T2002, T2007, T3043, T4002, T5002, T6001, T6040, T7017	1941	32,863 SF	1-P 3-S 9-T	0-G 3-A 2-R 8-NR
F14183	HQ Building, Battalion	23 Buildings (Aggregate)	1941	39,462 SF	6-S 17-T	6-A 17-NR
F14185	HQ Building, Company	89 Buildings (Aggregate)	1941	12,0015 SF	5-P 26-S 58-T	28-A 61-NR
F17112	Simulator Facilities	000P1, 000P2, 000P3, 000P4	1991	3,600 SF	4-P	4-G
F17119	Organizational Classroom	T1022	1941	2,800 SF	T	NR
F17120	General Purpose Instruction Building	06428 (RTS-M), 14946, T0209, T2021, T4019, T5018, T6427, T7032, T7033, T7034, T7035, T7036, T7039, T7040, T7041, 15012, 00701, 15001	1989, 1952, 1941,	65,899 SF	1-P 17-T	1-G 17-NR
F17122	Miscellaneous Training Support Facility	15 Buildings (Aggregate)	1941	19,817 SF	2-P 13-T	15-NR
F21110	Aircraft Maintenance Facility	27108	1941	2,360 SF	T	NR
F21407	National Guard Maintenance Facilities	00932 (OMS #21), 00933 (OMS #21), 25017 (MATES), 25019 (MATES), 25020 (MATES), 25021 (MATES), 25026 (MATES), T0932, T0933, T0954, T0956, 00850	1941, 1942, 1963, 1982, 1993	174,408 SF	6-P 6-T	3-G 2-A 1-R 6-NR
F21410	Vehicle Maintenance Shops	15 Buildings	1942	43,577 SF	2-P 1-S 12-T	3-A 12-NR
F21700	Communications / Electronics Repair Shops, Depot	00857	1941	0 SF	S	R
F21885	Vehicle Maintenance, DOL / DPW	T0947, T0969, T0830, T0831	1941, 1943, 1951	21,912 SF	4-T	4-NR
F21900	Installation Maintenance / Repair Facilities	06420, 06426, T3018, T3023, T3024, T3204, T6417, T6418, T6422	1941	78,768 SF	1-S 8-T	1-R 8-NR
F41100	Bulk Liquid Fuel Storage	27165, T0926	1992, 1941	0 BL	1-P 1-T	1-G 1-NR
F41200	Liquid Storage, Other	14950, 14951	1953	0 GA	2-T	2-NR
F42200	Installation Ammunition Storage	18 Buildings	1941, 1987, 1988	29,420 SF	4-P 1-S 13-T	3-G 1-A 1-R 1-NR
F43200	Installation Cold Storage	3 Buildings	1941, 1954	35,199 SF	2-P 1-T	2-A 1-NR

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CAMP ROBERTS FACILITIES BY FACILITY CATEGORY GROUP

Facility Category Group	Description	Facility Number / Aggregate Number of Facilities	Year Built	Total Area	Type of Const ^b	ISR Rating ^a
F44210	Enclosed Storage, Installation	60 Buildings	1941	357,098 SF	13-P 4-S 43-T	1-G 10-A 5-R 44-NR
F44215	Covered Storage, Installation	T6411, T6413, T6414, 00853, 00861	1941	7,280 SF	1-S 4-T	2-A 3-NR
F44228	Hazardous Storage, Installation	06409, 00934, 06456, T0862, T6415, T6421	1941	3,162 SF	2-P 4-T	2-A 4-NR
F44262	Vehicle Storage	03000, T0937, T7030	1994	24,720 SF	1-P 2-T	1-G 2-NR
F45200	Open Storage, Installation	0A452, PA452	1942	528,214 SY	2-P	2-NR
F53020	Medical Laboratory	T3034	1941	17,01 SF	T	1-NR
F53040	Veterinary Facilities	14002	1941	2,001 SF	T	1-NR
F54000	Dental Facilities	T1004, T3019	1941	8,166 SF	2-T	2-NR
F55000	Dispensaries and Clinics	02001, 03002, 04001, 04050, T1001, T5001, T6005, T7016	1941	21,022 SF	2-P 6-T	1-A 7-NR
F60000	Administrative Facilities	00108 (Post HQ), 00109 (Post HQ), 48 others	1941	135,374 SF	6-P 11-S 33-T	2-G 8-A 40-NR
F7110F	Family Housing, Families	16001	1936	2,261 SF	P	A
F71300	Trailer Sites	TS713	1952	0 FA	P	
F71400	Family Housing Detached Facilities	T0119, T1701, T1702, T1703, T1704, T1705, T1706, T1707, T1708, T1709, T1710, T1711, T1712, 16004	1952	8,466 SF	14-T	14-NR
F7210P	UPH, Enlisted Spaces	T1006, T2219, T7008	1941	14,160 SF	3-T	3-NR
F72114	Annual Training / Mobilization Barracks	251 Buildings	1941	1,184,720 SF	251-T	251-NR
F7211P	Annual Training / Mobilization Barracks Spaces	107 Buildings	1941	505,040 SF	107-S	4-G 95-A 8-R
F72200	UPH Dining Facilities	96 Buildings		282,466 SF	5-P 27-S 64-T	27-A 69-NR
F72360	Detached Miscellaneous Facilities	T0835, T0836, T0837, T6011	1941	7,835 SF	4-T	4-NR
F7240P	UPH, Officer Spaces	39 Buildings	1941	203,395 SF	11-S 28-T	11-A 28-NR
F73000	Installation Personnel Support Facilities	00983, 14101, 14200, 14201, 14212, 14217, 14600, 14602, 14607, 14608, 14609, 14801, 14804, 25041, T1720, T6423	1944	10,743 SF	2-P 1-S 13-T	16-NR
F73010	Fire and Rescue Facilities	27110, T0112, T3001, T7020	1941	11,004 SF	4-T	4-NR
F73016	Police / MP Station	06035	1941	1,326 SF	S	A

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Facility Category Group	Description	Facility Number / Aggregate Number of Facilities	Year Built	Total Area	Type of Const ^b	ISR Rating ^a
F73017	Religious Facilities	00903, 01014, 02016, 03029, 04014, 05014, 06030, 07028	1941	50,103 SF	3-P 5-S	1-G 6-A 1-R
F73073	Postal Facilities	06085	1941	6,944 SF	P	A
F74000	Installation MWR Support Facilities	06424, 06081	1953, 1945	1,504 SF	1-P 1-S	2-NR
F74010	Auditoriums, General Purpose	T6023, T6024	1941	24,472 SF	2-T	2-NR
F74011	Bowling Facilities	06083	1941	7,372 SF	S	A
F74028	Fitness Facilities	T6033	1941	24,180 SF	T	1-NR
F74032	Guest House Facilities	T0121, T6458	1941	9,077 SF	2-T	2-NR
F74046	Open Dining Facilities	T1003, T3064, 00801, T0113, T0801	1941	36,478 SF	1-P 4-T	1-A 4-NR
F74051	Exchange Eating Facility	T6029	1953	1,525 SF	T	1-NR
F74052	Exchange Service Station	06043, T6044	1941	946 SF	1-P 1-T	2-NR
F74053	Exchange Retail Facilities	10 Buildings		40,697 SF	1-P 9-T	1-A 9-NR
F74054	Exchange Support Facilities	T0834, T0874	1941, 1962	18,852 SF	2-T	2-NR
F74065	Recreational Centers	30 Buildings		109,406 SF	30-T	30-NR
F75011	Court Areas	T6027	1941	1 EA	T	1-NR
F75021	Softball Fields	BF750	1952	1 EA	P	A
F75030	Outdoor Pools	T6078	1945	1 EA	P	R
F75050	Outdoor Theaters	T0115	1941	1 EA	T	1-NR
F85210	Organizational Parking	PS852	1941	135,304 SY	P	A
F85215	Organizational Parking	PU852	1941	32,651 SY	P	A
F85220	Parking-Nonorganizational	SS852	1942	114,381 SY	P	1-NR

^a ISR building condition codes are rated 'G' for Green, 'A' for Amber, and 'R' for Red, with a 'G' corresponding to a very good condition and 'R' being very poor.

^b Construction (const) types are 'P' for permanent, 'S' for semipermanent, and 'T' for temporary.

Note: Only facilities that are evaluated within the TAB are included within this table.

As can be seen from the previous table, the MTC Camp Roberts installation does not currently support a large base of permanent facilities that can support the training mission.

FACILITY REDUCTION PROGRAM

A comprehensive demolition plan is active at the installation. To date, nearly the entire 7000 block has been cleared. The majority of 1000, 2000, and 7000 areas, and a significant portion of the 300 area, are scheduled for demolition according to the plan.

The anticipated 4- to 5-year completion of the demolition program has been shortened to 2 to 3 years due to cost efficiencies that allow acceleration of the program.

This program will continue and will require close coordination with the recommended implementation actions contained within the long-range development plan. Phasing considerations are paramount, as the sequence of demolition and subsequent redevelopment is a critical factor impacting the success of the development plan as a whole.